

WARRANTY DEED

BINETTE HOMES, INC., a Maine corporation doing business in Waterville, in the County of Kennebec and the State of Maine

For consideration paid,

004134

39-121

grant to **FRANCOIS J. RODRIGUE**, of Waterville, in the County of Kennebec and the State of Maine

whose mailing address is: 272 Main Street, Waterville, ME 04901

with **WARRANTY COVENANTS:**

A certain lot or parcel of land situated in **WATERVILLE**, in the County of Kennebec and the State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the west line of Water Street at a point about thirty-seven (37) feet northerly from the intersection of the north line of Bushey Lane with the west line of Water Street; thence westerly along the north line of land now or formerly owned or occupied by one Lessard and by one Paradis about eighty-six and four tenths (86.4) tenths feet to an iron pin; thence northerly about thirty-six and six tenths (36.6) feet to an iron pin driven in the ground in the southerly line of land now or formerly owned or occupied by one Letourneau; thence easterly about eighty-nine and three tenths (89.3) feet to an iron in the west line of Water Street; thence southerly in the west line of Water Street about thirty-six (36) feet to the point of beginning.

EXCEPTING AND RESERVING, however, from the above described premises a right-of-way ten (10) feet wide along the south boundary of this parcel from Water Street to the property immediately in the rear of this parcel, known and numbered as No. 125 Water Street, which right-of-way is referred to in a deed from Evelyn Marshall to Francis Poirier, Jr. and Shirley A. Poirier, dated September 10, 1958, recorded in the Kennebec County registry of Deeds in Book 1228, Page 310 to which reference is hereby made for a more particular description of said right-of-way. Also reserving the use of a strip of land five (5) feet wide along the southern boundary of this lot and adjoining the north boundary of land now or formerly of one Paradis which five (5) foot strip is reserved for the purpose of servicing the house thereon.

D.B.
Another certain lot or parcel of land with the buildings thereon, situated on the west side of Water Street in said **Waterville**, bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the north line of land belonging now or formerly to Evelyn Marshall which iron pin is about eighty-nine and three tenths (89.3) feet westerly of the west line of Water Street; thence southerly about thirty-six and six tenths (36.6) feet to an iron pin in the north line of land now or formerly of one Paradis; thence westerly about sixty-two (62) feet to an iron pin in the north line of land now or formerly of one Noel; thence northerly about thirty-seven and two tenths (37.2) feet to a cedar post; thence easterly about sixty-two and six tenths (62.6) feet to the point of

beginning. Together with the right-of-way ten (10) feet wide along the south boundary of land belonging now or formerly to the said Evelyn Marshall from the parcel above described for passage by vehicles and foot, telephone and telegraph wires, water and sewer pipes and conduits.

EXCEPTING AND RESERVING, however, the use of a strip of land five (5) feet wide along the southern boundary of the lot above, and adjoining the north boundary of land now or formerly of one Paradis which five (5) strip is reserved for the purpose of servicing the house thereon.

The buildings and improvements on this real estate are being sold in "as and where is" condition.

Meaning and intending to convey the same premises described in a warranty deed from Federal National Mortgage Association to the herein grantor corporation dated April 21, 1995 and recorded April, 1995 in Kennebec Registry of Deeds Book 4881 Page 122.

In witness whereof, BINETTE HOMES, INC. has caused this instrument to be executed by David E. Binette in his representative capacity thereunto duly authorized this ~~THIRTY-SECOND~~ day of JANUARY, 1997.

Warren M. Poulton

Witness

BY:

BINETTE HOMES, INC.

David E. Binette
DAVID E. BINETTE

Its Authorized President

STATE OF MAINE, Kennebec, ss.

JANUARY 31, 1997

Then personally appeared the above named DAVID E. BINETTE and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation. Before me,

Warren M. Poulton
WARREN M. POULTON
Notary Public (Print Name)



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ATTEST: *Larissa B. B. B.*
REGISTER OF DEEDS